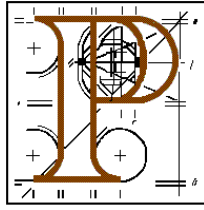


An Bord Pleanála



BUILDING CONTROL ACTS, 1990 TO 2014

Dublin City

Building Control Authority Register Reference Number: FA/15/1350/7D

An Bord Pleanála Reference Number: 29B.FS.0524

APPEAL by Wade Fischer - Pyramid Hotel Limited as agent for Sabden Limited care of Jeremy Gardner Associates of 66 Lower Baggot Street, Dublin in relation to the decision made on the 26th day of February 2016 by Dublin City Council to grant a fire safety certificate under section 6 (2)(a)(ii) of the Building Control Act, 1990, as amended by section 5(a) of the Building Control Act 2007 for material alterations proposed to the hotel which include alterations to the ground floors such as extending the existing restaurant into the existing kitchen and the existing conference room is changing to an open office plan. The material alterations at upper floors include the conversion of four offices to new bedrooms, the removal of lift lobbies and to link separate rooms into single rooms at Temple Bar Hotel, Fleet Street, Dublin.

DECISION: Pursuant to the powers conferred on it by section 7 of the Building Control Act, 1990, An Bord Pleanála hereby refuses the appeal based on the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to section 1.4.9.2 of Technical Guidance Document B of the Building Regulations 2006, the Board considered that the appellant had not adequately demonstrated that the proposed fire curtains would provide an equivalent level of life safety as a series of protected lobbies in this busy city centre hotel where patrons would not be familiar with the layout of the premises. The appellant, therefore, had failed to show compliance with Part B1 (means of escape in case of fire) of the Second Schedule of the Building Regulations 1997-2014.

In deciding to go against the recommendation of the Inspector to delete condition number 3, the Board considered that the appeal had not established a justification for a deviation from normal fire safety practice.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Building Control Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.